

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5665

ENVIRONMENTAL DECLARATION

For CLERK-RECORDER'S USE ONLY

POSTED ON SEP 06 2006 THROUGH OCT 06 2006
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY [Signature] DEPUTY

For CLERK-RECORDER FILING STAMP

ENDORSED

SEP 06 2006

BRENDA DAVIS, County Clerk-Recorder
Santa Clara County
By LAURA RIVAS Deputy

FILE NO. **E-13579**

NAME OF LEAD AGENCY: CITY OF SUNNYVALE

NAME OF APPLICANT: Lee Ashby

CITY OF SUNNYVALE PROJECT # 2006-0027

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. ☒ NOTICE OF PREPARATION
2. ☐ NOTICE OF EXEMPTION
3. ☐ NOTICE OF DETERMINATION

CA Dept. of Fish and Game
Receipt # 265024

NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOURCES CODE § 21080 (c)

- ☐ \$1300.00 REQUIRED (\$1275.00 STATE FILING FEE AND \$25.00 COUNTY CLERK FEE)
- ☐ \$50.00 CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED

4. ☐ NOTICE OF DETERMINATION
ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE § 21152

- ☐ \$900.00 REQUIRED (\$850.00 STATE FILING FEE AND \$25.00 COUNTY CLERK FEE)
- ☐ \$50.00 CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED

5. Other: _____

NOTICE TO BE POSTED FOR 20 DAYS.
THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING.
CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

E-13579

File Number: 2006-0027
No. 06-14

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit by Lee Ashby.

PROJECT DESCRIPTION AND LOCATION (APN):

2006-0027 - Lee Ashby [Applicant] John Arrillaga Trustee & Et Al [Owner]: Application for a Use Permit on two adjacent properties totaling 5.7 acres site to allow the construction of two new office buildings resulting in 44% Floor Area Ratio (FAR) where 35% FAR is allowed by right. The property is located at 975 and 995 Benecia Avenue (near Macara Ave) in an M-S (Industrial & Service) Zoning District. (APN: 165-39-006)

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, September 25, 2006**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

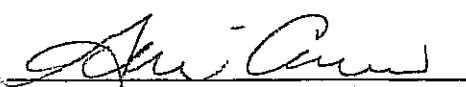
A public hearing on the project is scheduled for:

Monday, September 25, 2006 and Tuesday, October 17, 2006 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On September 6, 2006

Signed: 

Gerri Caruso, Principal Planner



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

E-19579

File Number: 2006-0027
No. 06-14

NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit filed by Lee Ashby.

PROJECT DESCRIPTION AND LOCATION (APN):

2006-0027 - Lee Ashby [Applicant] John Arrillaga Trustee & Et Al [Owner]: Application for a Use Permit on two adjacent properties totaling 5.7 acres site to allow the construction of two new office buildings resulting in 44% Floor Area Ratio (FAR) where 35% FAR is allowed by right. The property is located at 975 and 995 Benecia Avenue (near Macara Ave) in an M-S (Industrial & Service) Zoning District. (APN: 165-39-006)

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" that the use is in keeping with not in conflict with the adopted General Plan, The Zoning Ordinance and the Subdivision Ordinance and That the use is specifically permitted by a Use Permit. Sufficient environmental controls are incorporated in the Zoning and Subdivision regulations to ensure no significant detrimental effect by any proposed use, in the case of a PD overlay or any application for a Use Permit and arc. con. by city. No endangered species are known to depend on this site for habitat.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On September 6, 2006

Signed: *Gerri Caruso*
Gerri Caruso, Principal Planner

Adopted On _____

Verified: _____
Gerri Caruso, Principal Planner



California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

The Use Permit is located on 975 and 995 Benecla Avenue, City of Sunnyvale, County of Santa Clara) in an M-S (Industrial & Service) Zoning District. (APN: 165-39-006)

PROJECT DESCRIPTION:

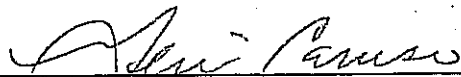
2006-0027 - Lee Ashby [Applicant] John Arrillaga Trustee & Et Al [Owner]: Application for a Use Permit on two adjacent properties totaling 5.7 acres site to allow the construction of two new office buildings resulting in 44% Floor Area Ratio (FAR) where 35% FAR is allowed by right.

FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Gerri Caruso

Title: Principal Planner, Community Development
Lead Agency: City of Sunnyvale
Date: September 6, 2006

E-13579

INITIAL STUDY

City of Sunnyvale

Department of Community Development

Planning Division

P.O. Box 3707

Sunnyvale, CA 94088-3707

Project #: 2006-0027

Project Address: 995 and 975 Benecia, Sunnyvale

Applicant: Hoover and Associates

Project Title	Application for a Use Permit for buildings over 35% FAR.
Lead Agency Name and Address	City of Sunnyvale PO Box 3707 Sunnyvale, CA 94088-3707
Contact Person	Steve Lynch, Senior Planner
Phone Number	(408) 730-2723
Project Location	995 and 975 Benecia Ave and Sunnyvale, CA 94087
Project Sponsor's Name	Hoover and Associates
Address	1900 Embarcadero Road Palo Alto, CA 94303
Zoning	M-S
General Plan	Industrial and Service
Other Public Agencies whose approval is required	None

Description of the Project

2006-0027 – The applicant proposes a Use Permit to allow two new office buildings for a total square footage of 113,200 (23% lot coverage and 45% FAR). The site currently consists of two industrial and manufacturing buildings totaling 54,280 square feet. The two existing buildings would be demolished and additional landscaping would be planted throughout the site.

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
6. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
7. Earlier Analysis Used. Identify and state where they are available for review.
8. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
9. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
10. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature

Steve Lynch, Senior Planner

Date

9/5/06
For the City of Sunnyvale
(Lead Agency)

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
1. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 101
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
2. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 96, 97, 100, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62, 63, 111, 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
3. BIOLOGICAL RESOURCES:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41, 94, 111, 112
4. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 60, 61, 94, 111
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
5. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 21, 28

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	31, 28, 111
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 41, 94, 111
6. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
7. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112, 115
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112, 115
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112, 115
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112, 115
8. POPULATION AND HOUSING. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Displace substantial numbers of existing housing, necessitating the construction of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112

Environmental Checklist Form

E-13579

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
replacement housing elsewhere?					
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
9. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
10. MANDATORY FINDINGS OF SIGNIFICANCE					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10, 26, 42, 59, 60, 61, 111, 112
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
11. GEOLOGY AND SOILS: Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
b. Result in substantial soil erosion or the loss of topsoil?					"
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave. **E-13579**

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 87, 88, 89, 90, 111, 112
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
13. TRANSPORTATION/TRAFFIC. Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 111, 112
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112

Environmental Checklist Form

E-13579

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
agency for designated roads or highways?					
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112, 113
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37, 111
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 81, 111, 112
14. HAZARDS AND HAZARDOUS MATERIALS. Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
15. RECREATION					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
16. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94

Environmental Checklist Form

E-13579

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
... Farmland, to non-agricultural use					
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
b. Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
the failure of a levee or dam?					
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

Steve Lynch, Senior Planner

9/5/2006

Completed By

Date

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

City of Sunnyvale General Plan:

2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
26. City of Sunnyvale Municipal Code:
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation

Specific Plans

43. El Camino Real Precise Plan
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

Environmental Impact Reports

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact Study (supplemental)
51. Kaiser Permanente Medical Center Replacement

Center Environmental Impact Report (City of Santa Clara)

52. Downtown Development Program Environmental Impact Report
53. Caribbean-Moffett Park Environmental Impact Report
54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)
70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pegnataro
80. Santa Clara County Congestion Management Program and Technical Guidelines
81. Santa Clara County Transportation Agency Short Range Transit Plan

Environmental Checklist Form

Project #: 2006-0027

Project Address: 1995 and 975 Benecia Ave.

Applicant: Hoover and Associates

E-13579

- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public Works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA Interim Document in 1985?)
- 99. Association of Bay Area Governments (ABAG)

Population Projections

- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration
- 115. Acoustical Analysis by Illingsworth & Rodkin, 2006

July 25, 2006

**REVIEW CRITERIA FOR PROJECTS GREATER THAN 35% FAR
975 and 995 BENECIA AVENUE
SUNNYVALE, CALIFORNIA**

Category I Community Character

- A. The building sites are ideally located proximate to the Hwy 237 off-ramp to minimize cross-city traffic impacts at intersections and roadway segments.
- B. The proposed buildings have a high quality of design and excellent architecture. They are the type of buildings/development the City is hoping to attract to the area.
- C. The proposed buildings include greater security and fire safety through an upgraded non-combustible construction type, fire sprinklers/fire alarm systems and exterior lighting.
- D. The adjacent buildings in the area have the same zoning and land use. Potential adverse impacts to such adjacent sites have been minimized.

Category II Environmental Traffic and Air Quality

- E. The building sites are ideally located proximate to the Hwy 237 off-ramp thus minimizing cross-city traffic impacts at intersections and roadway segments. The two proposed buildings replace two existing buildings. The number of parking spaces for the new buildings, despite the increase in FAR, is the less than that for existing buildings.
- F. A Transportation Demand Management Plan (previously submitted) has been prepared for the project to assist in mitigating such impacts.
- G. There is no tenant currently identified for the buildings, however, prospective tenants may provide appropriate on-site amenities that minimize midday vehicle trips (e.g. break-room/lunchroom, cafeteria, fitness area, etc.). The building provides showers.
- H. The project is not a mixed-use project.
- I. Bus stops are located along West Maude Avenue in both directions. Stops are located at Macara Avenue, only one block from the proposed project.
- J. Capital facilities and city services are already being provided to existing buildings on these sites. The additional requirement of such expenditures and services to justify the increased FAR is very small.
- K. A Transportation Demand Management Plan (TDM) has been prepared by Fehr and Peers. Selected elements of the program will be adopted by the applicant.

Category III Site Design and Architecture

- L. The buildings are designed with high quality materials, precast concrete and glass. The design of the second floor balcony/terraces at the building corners provides

- an interesting variation of building heights. The building heights are also varied by the heightened roof parapets above the entrances. Configuration of the site and design of the buildings make this project highly desirable to prime businesses.
- M. The appearance of the proposed buildings/development complements the City image and community character.
- N. Bulk and mass of the proposed buildings have been reduced by:
- a. Providing greater front setbacks than the existing buildings. (Building A-proposed 89' vs existing 26' & Building B-proposed 85' vs. existing 33').
 - b. Reducing the building coverage by 35,311 sf (Building A-proposed 32,800 sf vs. existing 55,815 sf & Building B-proposed 23,800 sf vs. 36,096 sf.
 - c. Increasing the landscaping by 23,846 sf (Building A-proposed 41,005 sf vs. existing 21,637 sf & Building B-proposed 23,846 sf vs. existing 13,820 sf).
 - d. Providing second floor balcony/terraces at the building corners.
- O. Non-point source pollution for the project is controlled through the use of CDS stormwater treatment units.
- P. The number of parking spaces provided for the proposed buildings is based on the number of spaces required to attract prime businesses to the buildings. The proposed buildings provide fewer parking spaces than the existing buildings (Building A-proposed 213 vs. existing 222 & Building B-proposed 143 vs. existing 151. The proposed buildings increase the landscaping by 23,846 sf (Building A-proposed 41,005 sf vs. existing 21,637 sf & Building B-proposed 23,846 sf vs. existing 13,820 sf).
- Q. The proposed buildings are completely designed for their sites with no phasing or future consolidation anticipated.
- R. The FAR is calculated for this project is obtained by dividing the gross building area by the gross site area.

Category IV Economic, Fiscal and Community Benefit.

The proposed buildings are designed to become desired locations for prime businesses. It is not known at this writing whether such businesses will be corporate headquarters, "point of sale offices" for Sunnyvale, etc.

July 21, 2006

FEATURES FOR SUSTAINABILITY

Office Complex

975 and 995 Benecia Avenue, Sunnyvale, California

Alternative Transportation

Showers/Lockers provided for bicyclists. Bus stops at West Maude Avenue and Macara are located within a block of the project.

Reduced Site Disturbance

The building coverage has been reduced by 35,311 sf (Building A-proposed 32,800 sf vs. existing 55,815 sf & Building B-proposed 23,800 sf vs. 36,096 sf.).

The landscaping has been increased by 29,394 sf (Building A-proposed 41,005 sf vs. existing 21,637 sf & Building B-proposed 23,846 sf vs. existing 13,820 sf).

Stormwater Management

CDS stormwater treatment units are provided to treat parking lot and roof drainage.

Heat Island Effect (non-roof)

Tree shading (50% min.) is provided for parking lot. Light colors are provided for building materials.

Heat Island Effect (roof)

'Energy Star' high reflectance cap-sheet roof system is provided for roof.

Light Pollution Reduction

Lighting will not exceed Illuminating Engineering Society of North America requirements (1 foot candle/sf). Directional reflectors will be provided at perimeter light standards away from public roads.

Water Efficiency

Water closets will have 1.6 gallon flush valves and urinals will have 1 gallon flush valves. Sloan valves will be used on all fixtures. Showerheads will be water efficient and provide less than 2.5 gallons per minute.

Energy and Atmosphere

Buildings will meet or exceed Title24 Energy requirements. High performance glass (Viricon VS6-14) is being used. Terrace/Balconies provide shading to glass and reduce heat-gain. Landscaping is strategically planted adjacent to sun exposed glass areas. HVAC system will have an economizer cycle capability using outside cool air. The building will utilize digital main HVAC controls for its energy management system.

Non-ozone depleting R-22 (versus R-12) refrigerant for HVAC will be used. Fluorescent interior lighting vs incandescent lighting will be used.

Storage and Collection of Recyclables

Trash enclosures include recyclables.

Construction Waste Management

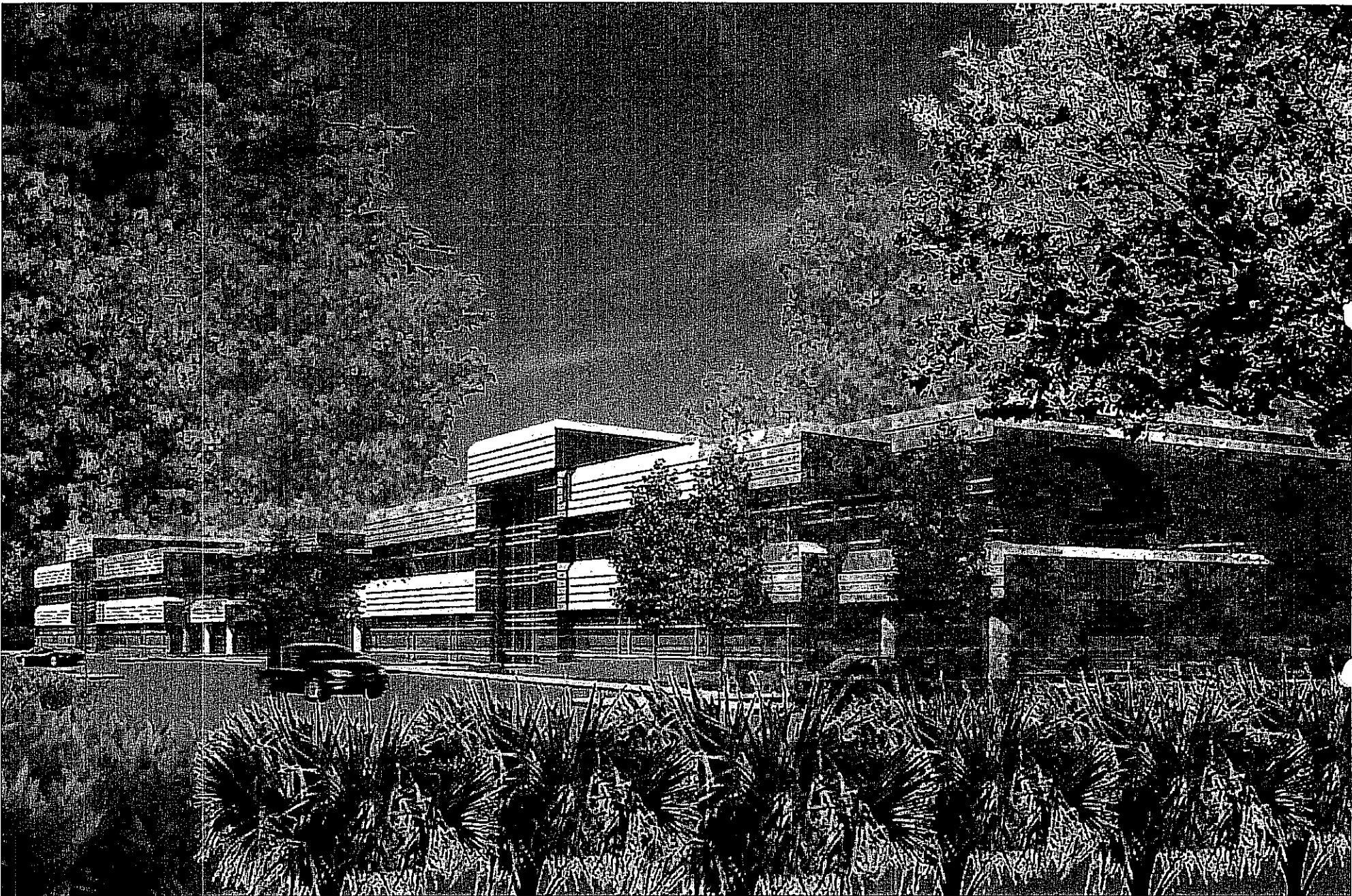
Greater than 75% of demolished materials will be diverted from landfill.

Local/Regional Materials

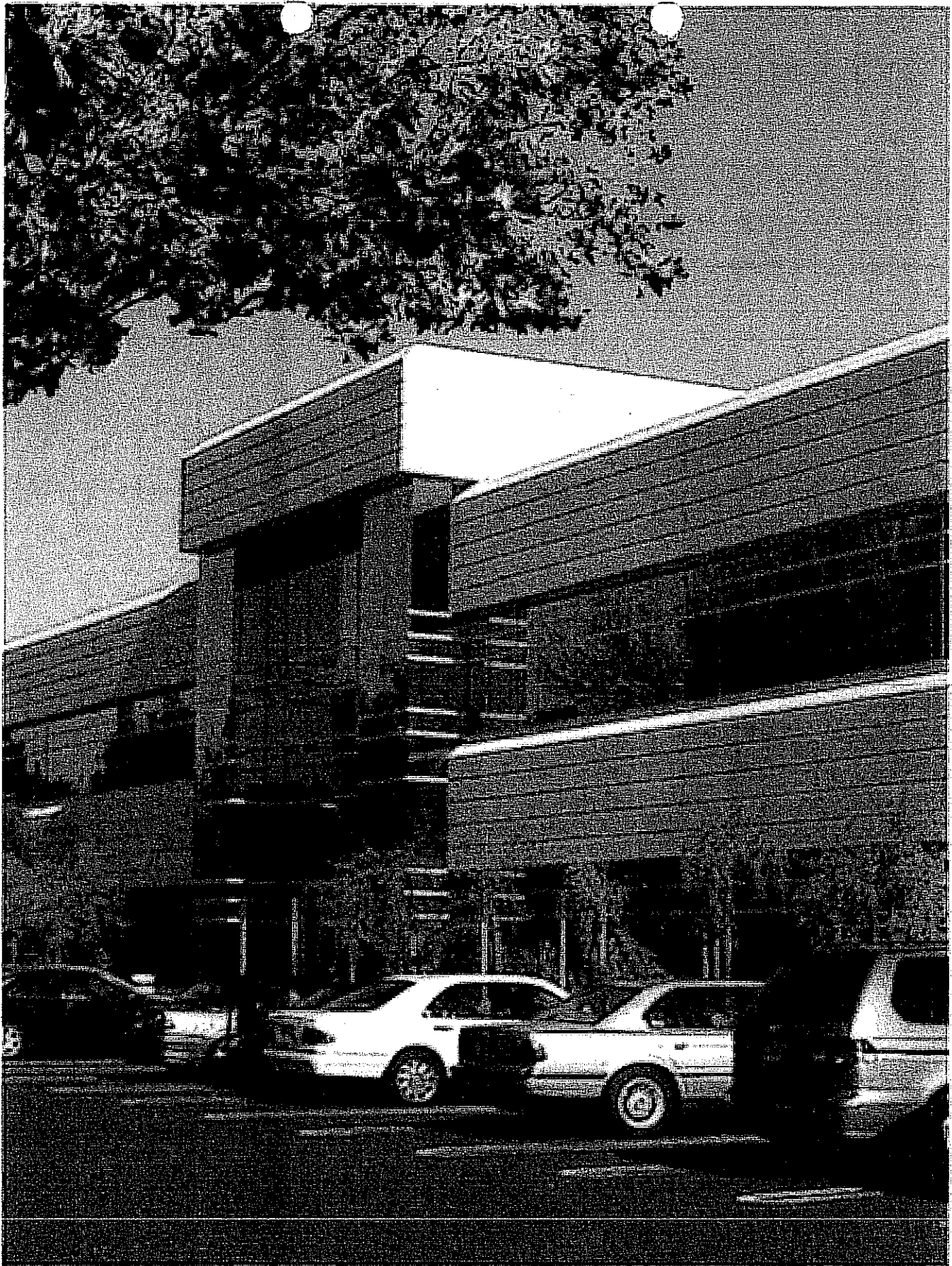
Local/regional materials such as pre-cast walls and glass are specified to use local suppliers to reduce transportation pollution. Fly ash will be used in concrete foundations and slabs.

Indoor Environmental Quality

Deferred to Tenant Improvement



975 Benecia Ave, Sunnyvale

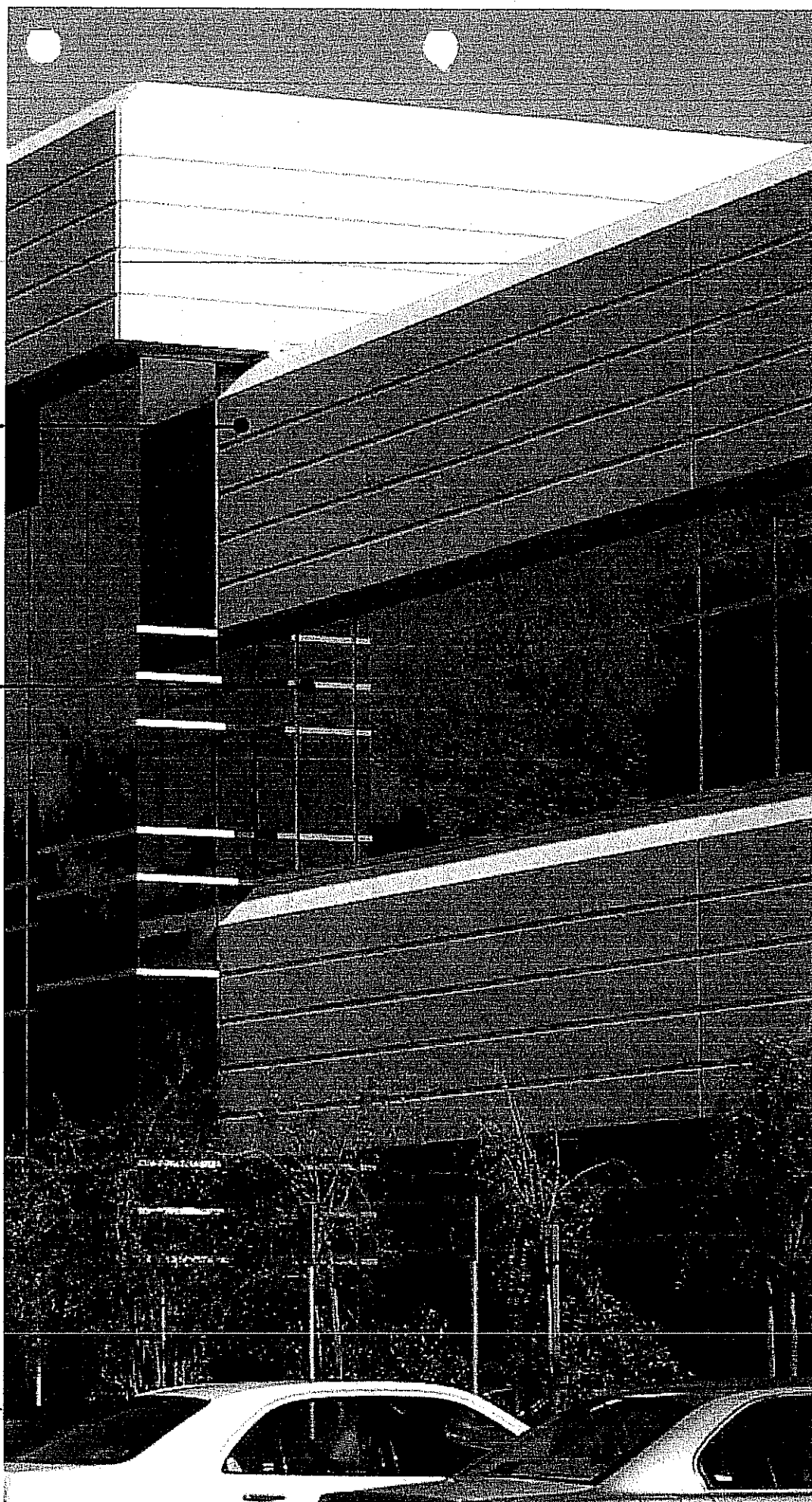


975 Benecia Ave, Sunnyvale

PRECAST PANEL TYP.
(Moonlight White)

WINDOW SYS. TYP.
*(Solex Green
w/ Silver mullion)*

**BENECLA
OFFICE COMPLEX**



OFFICE COMPLEX

975, 995 BENECIA AVE
SUNNYVALE, CA

JANUARY 09, 2006

JUNE 16, 2006 PRC RESUBMITTAL
JULY 24, 2006 PRC RESUBMITTAL

DRAWING INDEX

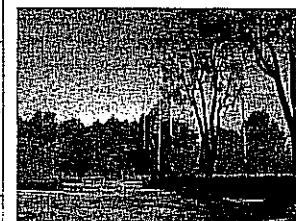
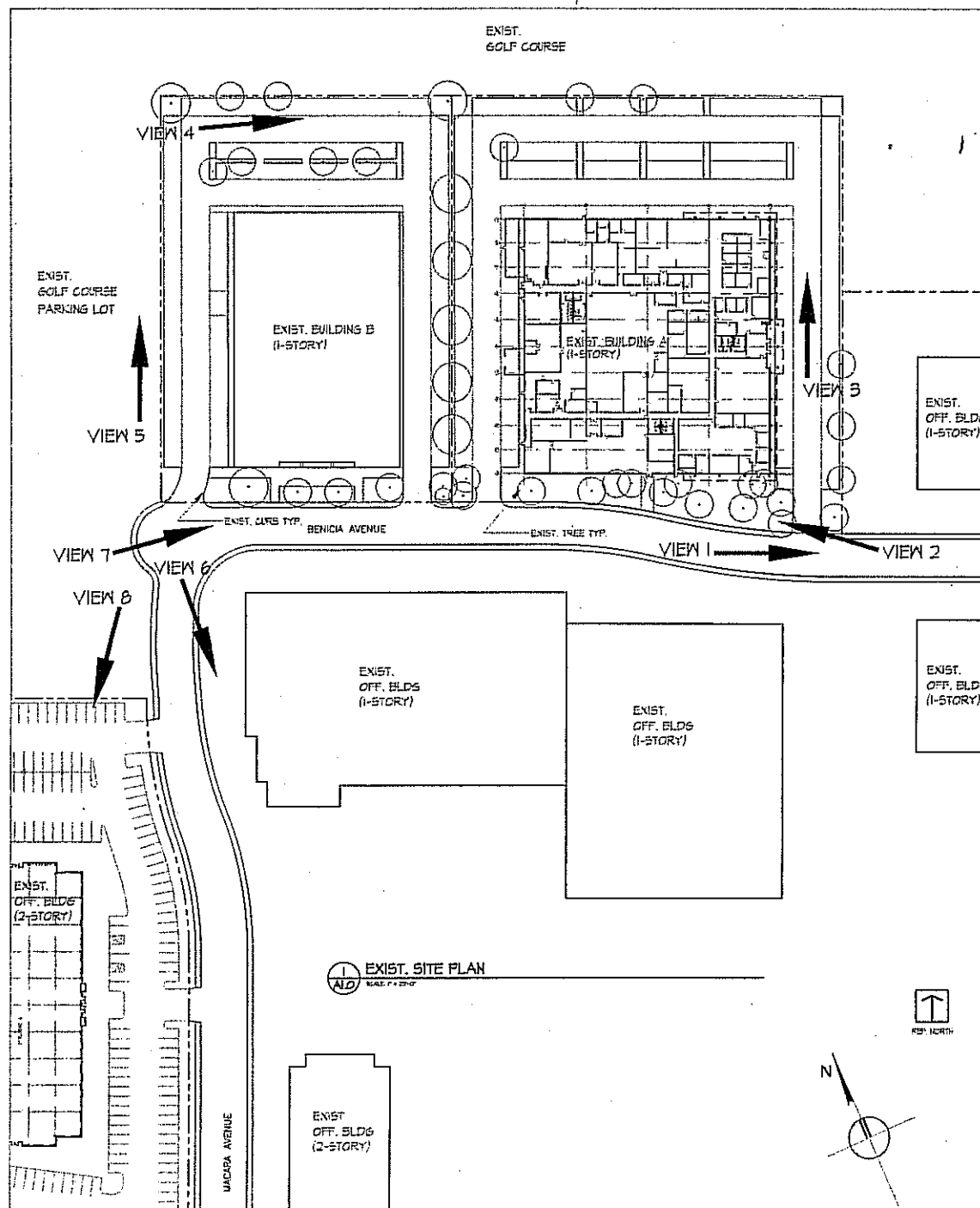
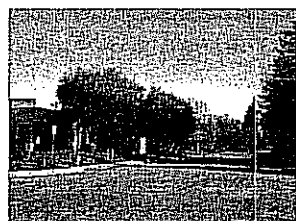
Cover Sheet

- A1.0 EXISTING SITE PLAN/ PHOTOS
- A1.1 SITE PLAN
- PL-1 PRELIMINARY LANDSCAPE PLAN
- A2.1 BUILDING-A FLOOR PLAN
- A2.2 BUILDING-B FLOOR PLAN
- A3.1 BUILDING-A ELEVATIONS
- A3.2 BUILDING-B ELEVATIONS/ SECTION
- C.10 EROSION CONTROL PLAN
- C.11 GRADING/ DRAINAGE PLAN
- C.21 UNDERGROUND PIPING PLAN
- C.22 STORMWATER MANAGEMENT PLAN
- D.11 DEMOLITION PLAN

PEERY-ARRILLAGA
OFFICE COMPLEX
Sunnyvale, California

HOOVER ASSOCIATES
ARCHITECTURE PLANNING INTERIORS
1910 Embarcadero Road, Palo Alto, CA 94303
Tel (650) 321-7400 • Fax (650) 324-6911





Hoover Associates
Technical & Professional Staff

1900 Emburydara Road
Palo Alto, CA 94303
(650) 327-7400

THE UNIVERSITY OF CHICAGO PRESS

PEERY-ARRILLAGA
OFFICE COMPLEX

975, 995 BENECIA BLVD
SUNNYVALE, CA

EXISTING SITE PLAN
VICINITY PHOTOS

Project Number: 003130
Date: 01/09/06
Scale: AS NOTED

ATC

1900 Embarcadero Road
Palo Alto, CA 94303
(650) 327-7433

www.landscapearchitecture.com

BUILDING A	PROPOSED	EXISTING
SITE AREA:	171,668 SF (3.92 AC)	171,668 SF (3.92 AC)
BLDG AREA:	65,600 SF (12-STORY)	55,515 SF (11-STORY)
BUILDING COVERAGE:	37,600 SF (22.2%)	55,515 SF (32.4%)
PARKING AREA:	13,663 SF	10,216 SF
LANDSCAPE AREA:	41,005 SF (21.8%)	21,651 SF (12.6%)

PARKING:	28 (3,261,000 SF)	222
(4 ACCESSIBLE)		
BIKE PARKING:	11 (65,600/6,000=11)	0
CLASS I:	8 (12%)	0
CLASS II:	3 (25%)	0

BUILDING B	PROPOSED	EXISTING
SITE AREA:	103,613 SF (2.36 AC)	103,613 SF (2.36 AC)
BLDG AREA:	47,600 SF (12-STORY)	36,046 SF (11-STORY)
BUILDING COVERAGE:	23,600 SF (22.8%)	36,046 SF (34.8%)
PARKING AREA:	36,026 SF	53,752 SF
LANDSCAPE AREA:	23,946 SF (23%)	13,622 SF (13.2%)

PARKING:	143 (3,001,000 SF)	151
(4 ACCESSIBLE)		
BIKE PARKING:	8 (47,600/6,000=8)	0
CLASS I:	6 (75%)	0
CLASS II:	2 (25%)	0

Date: 7/24/06
Revision: 1

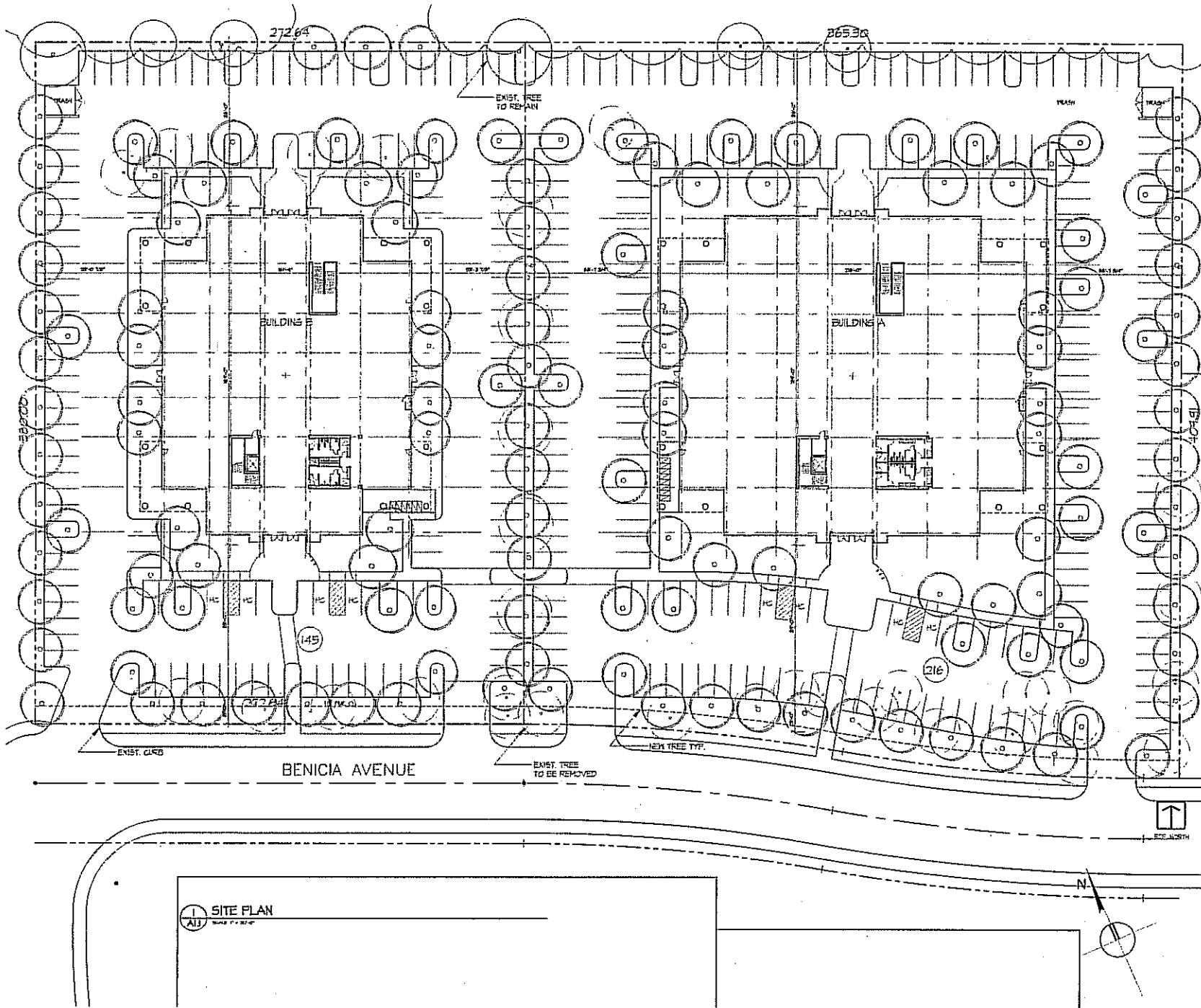
PEERY-ARRILAGA
OFFICE COMPLEX

975, 995 BENECIA BLVD
SUNNYVALE, CA

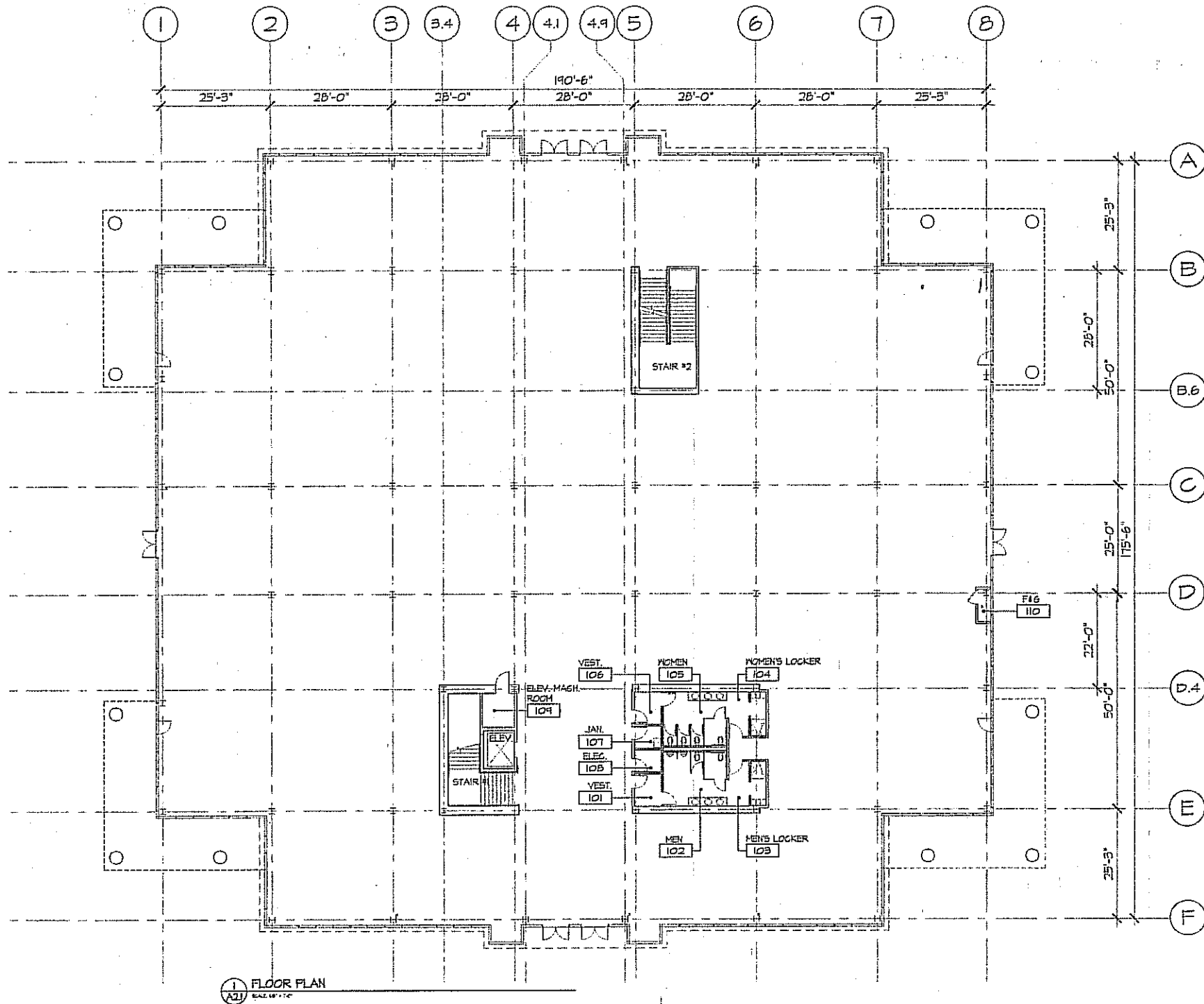
SITE PLAN

Project Number: 0000000
Date: 01/07/06
Scale: AS NOTED

Copyright 2006 A.I.T.



1 SITE PLAN
SCALE: 1" = 30'



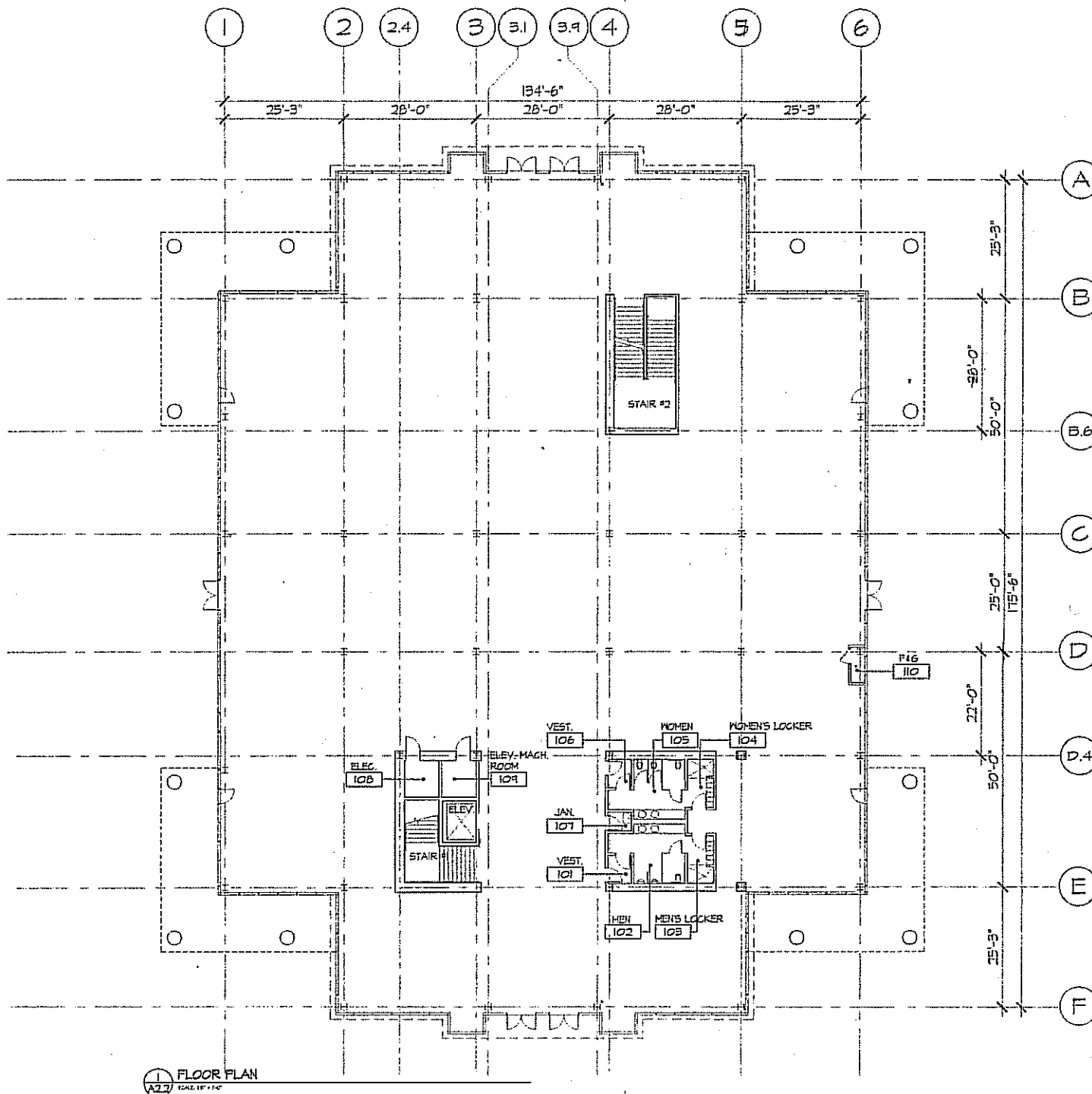
1 FLOOR PLAN
 A21

PEERY-ARRILLAGA
 OFFICE COMPLEX

975, 995 BENEZIA BLVD
 SUNNYVALE, CA

FLOOR PLAN
 (BLDG-A)

PROJECT NUMBER	001102
DATE	01/07/04
SCALE	AS SHOWN
COPYRIGHT YEAR	A2.1



FLOOR PLAN
 (BLDG-B)
 SCALE: 1/8" = 1'-0"

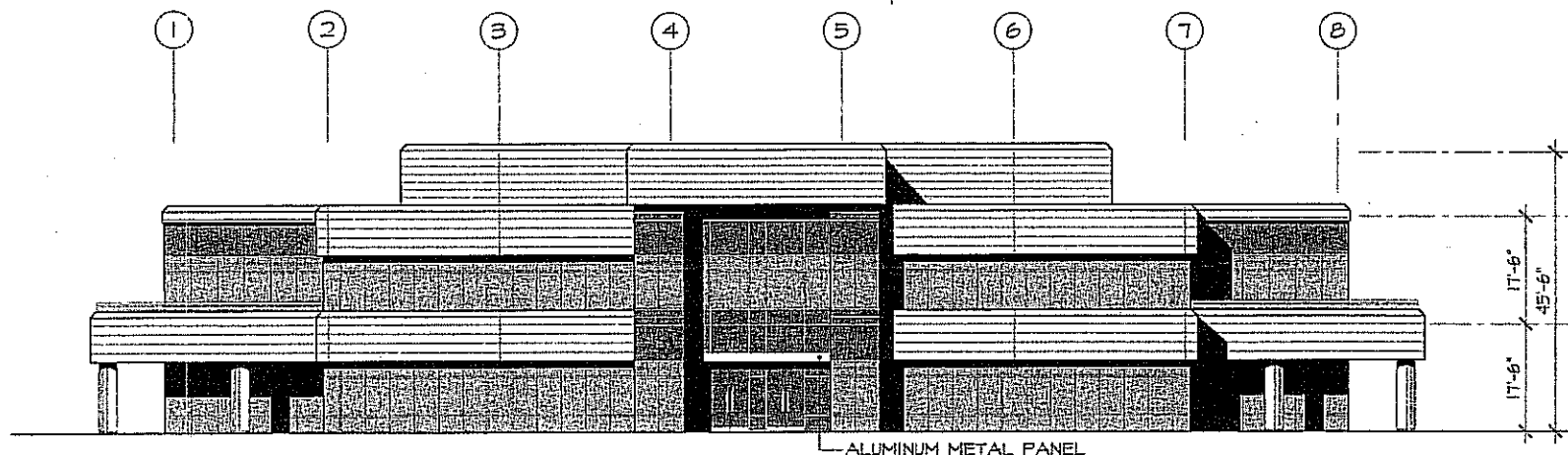
PEERY-ARRILLAGA
 OFFICE COMPLEX

975, 995 BENEZIA BLVD
 SUNNYVALE, CA

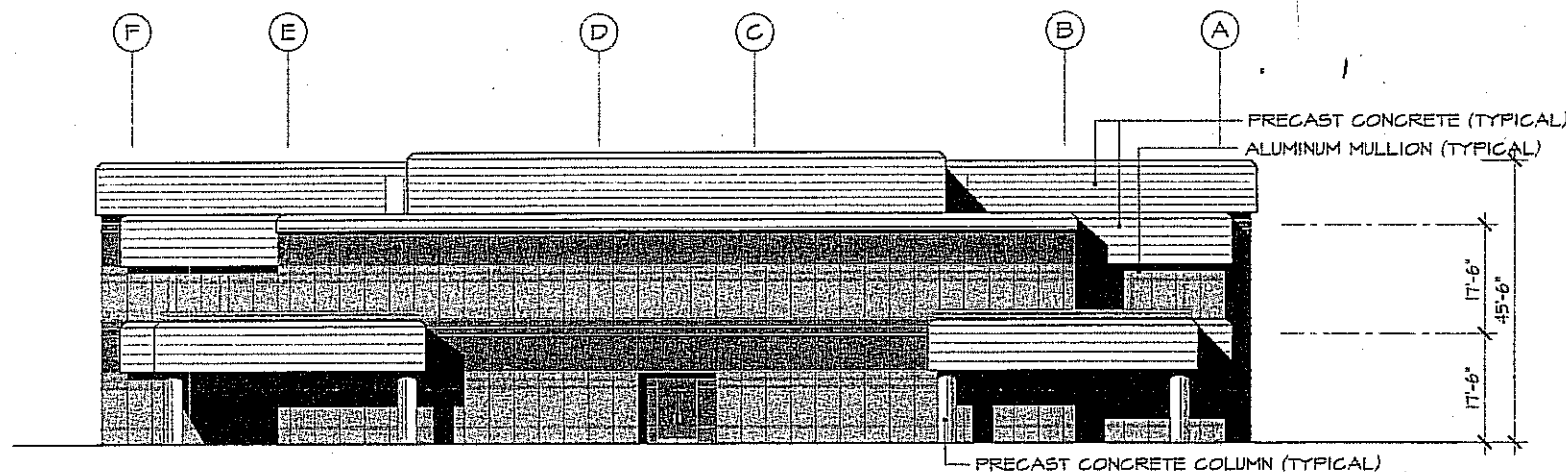
FLOOR PLAN
 (BLDG-B)

Project Number: 000340
 Date: 01/09/04
 Scale: AS NOTED

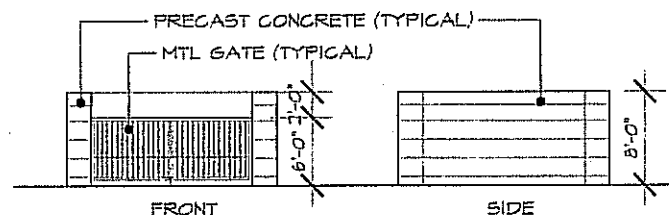
COPYRIGHT 2004 **A2.2**



1 NORTH / SOUTH ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"



2 EAST / WEST ELEVATION
 A3.1 SCALE: 1/8" = 1'-0"



3 TRASH ENCLOSURE
 A3.1 SCALE: 1/8" = 1'-0"



Date	Revised
1/24/06	Revision 1

PEERY-ARRILLAGA
 OFFICE COMPLEX

975, 995 BENEZIA BLVD
 SUNNYVALE, CA

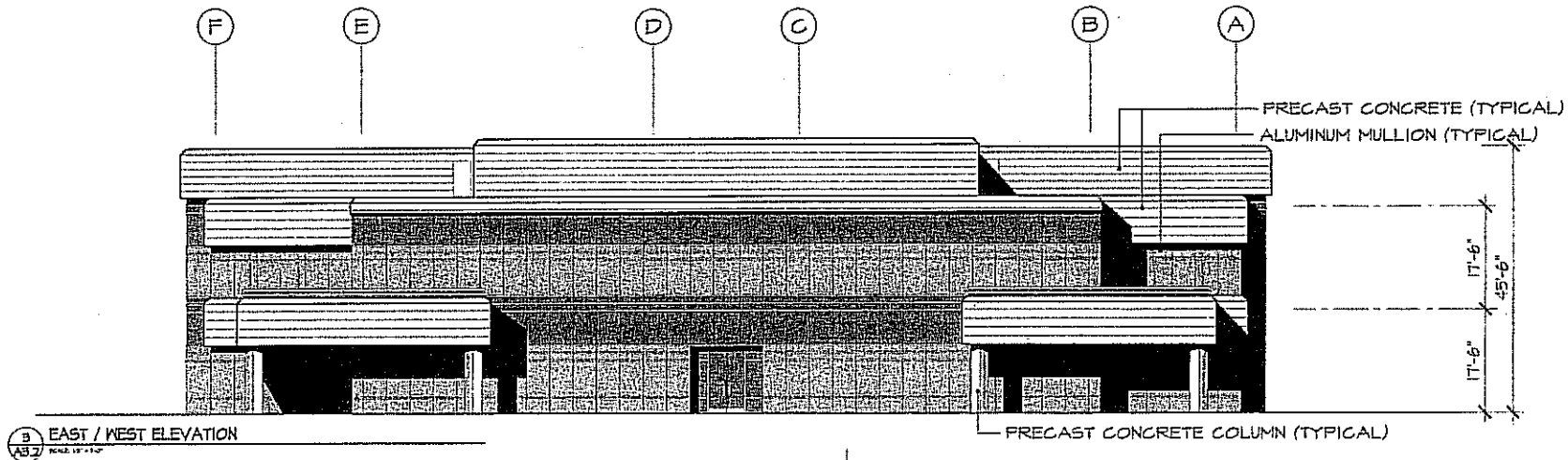
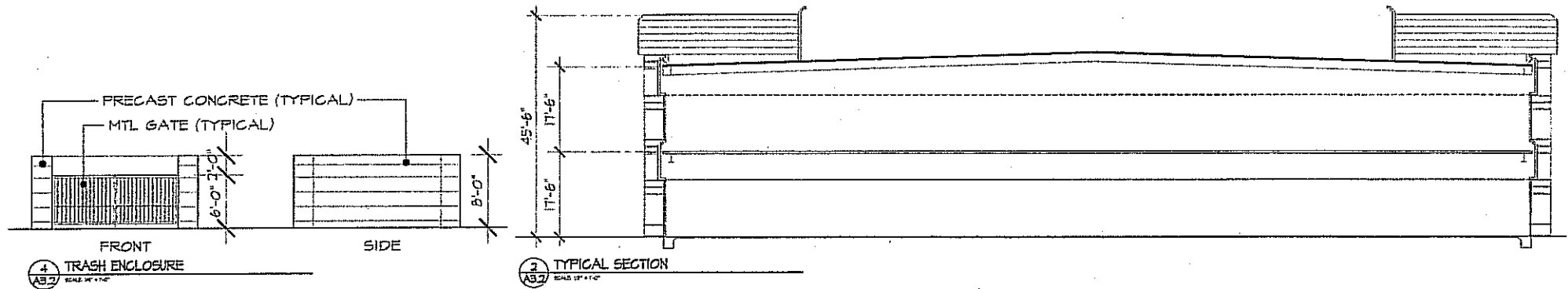
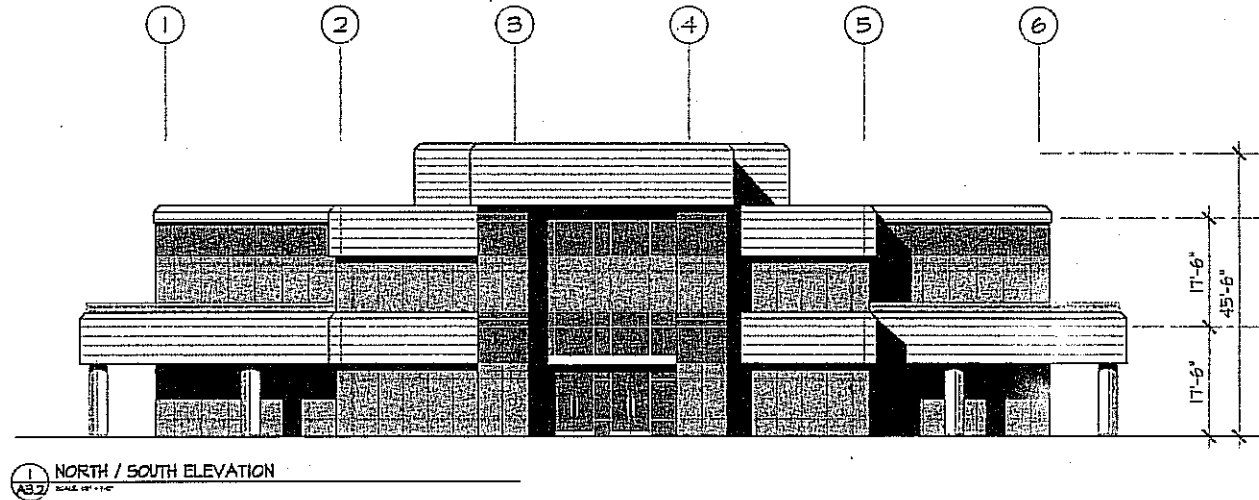
ELEVATIONS
 (BLDG-A)

Project Number	0204-02
Date	01/19/06
Scale	A3.1 (2/1)

COPYRIGHT 2006 **A3.1**

Hoover Associates
Architecture + Interiors

1900 Embarcadero Road
Palo Alto, CA 94303
(650) 327-7400
www.hooverassociates.com



Date	Revised
1/24/26	Revision 1

PEERY-ARRILLAGA
OFFICE COMPLEX

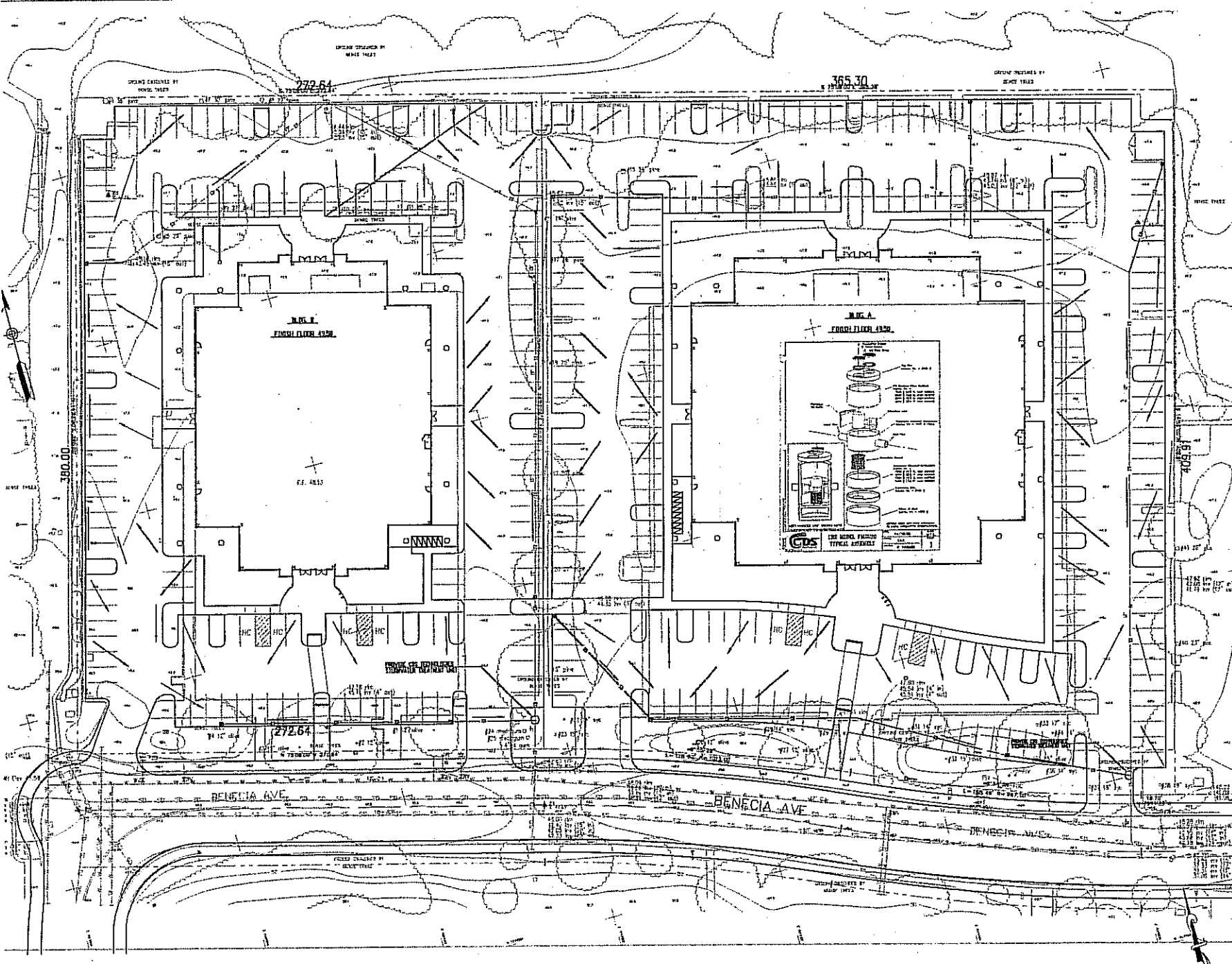
975, 995 BENECIA BLVD
SUNNYVALE, CA

ELEVATION/ SECTION
(BLDG-B)

Project Number	00000000
Date	01/01/00
Scale	AS NOTED

7 COPYRIGHT 2026 **A3.2**

- ### GENERAL NOTES:
1. VERIFY EXISTING ELEVATION OF EXISTING SANITARY SEWER AT POINT OF CONNECTION PRIOR TO ANY RE-CONSTRUCTION.
 2. STENCIL ALL ON-SITE CATCH BASINS WITH THE WPS "NO DIPPING, NO INTO OR FROM" MESSAGE.
 3. RECONSTRUCTION SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 4. TRENCHING FOR NEW WATER SERVICES SHALL BE INSTALLED WITH CLOSING ACCORDING TO CITY STANDARDS.



HOOVER ASSOCIATES



Architecture
Planning
Interiors

1900 Embarcadero Road
Suite #200
Redwood City, California 94063
Phone - 352-7400
Fax - 352-4911

STEVEN HAKASHIMA
CONSULTING CIVIL ENGINEER

1000 ALTA, SUITE 400
SAN JOSE, CA 95128
PHONE (408) 444-8818
FAX (408) 444-8818



Issues and Revisions	
No.	Date
01	06/15/06
02	07/21/06

Issues and Revisions By
PLANNING SUBMITTAL SHI
PLANNING SUBMITTAL SHI

OFFICE COMPLEX

975/ 995 BENECIA AVE

Sunnyvale, California

PEERY-ARRILAGA

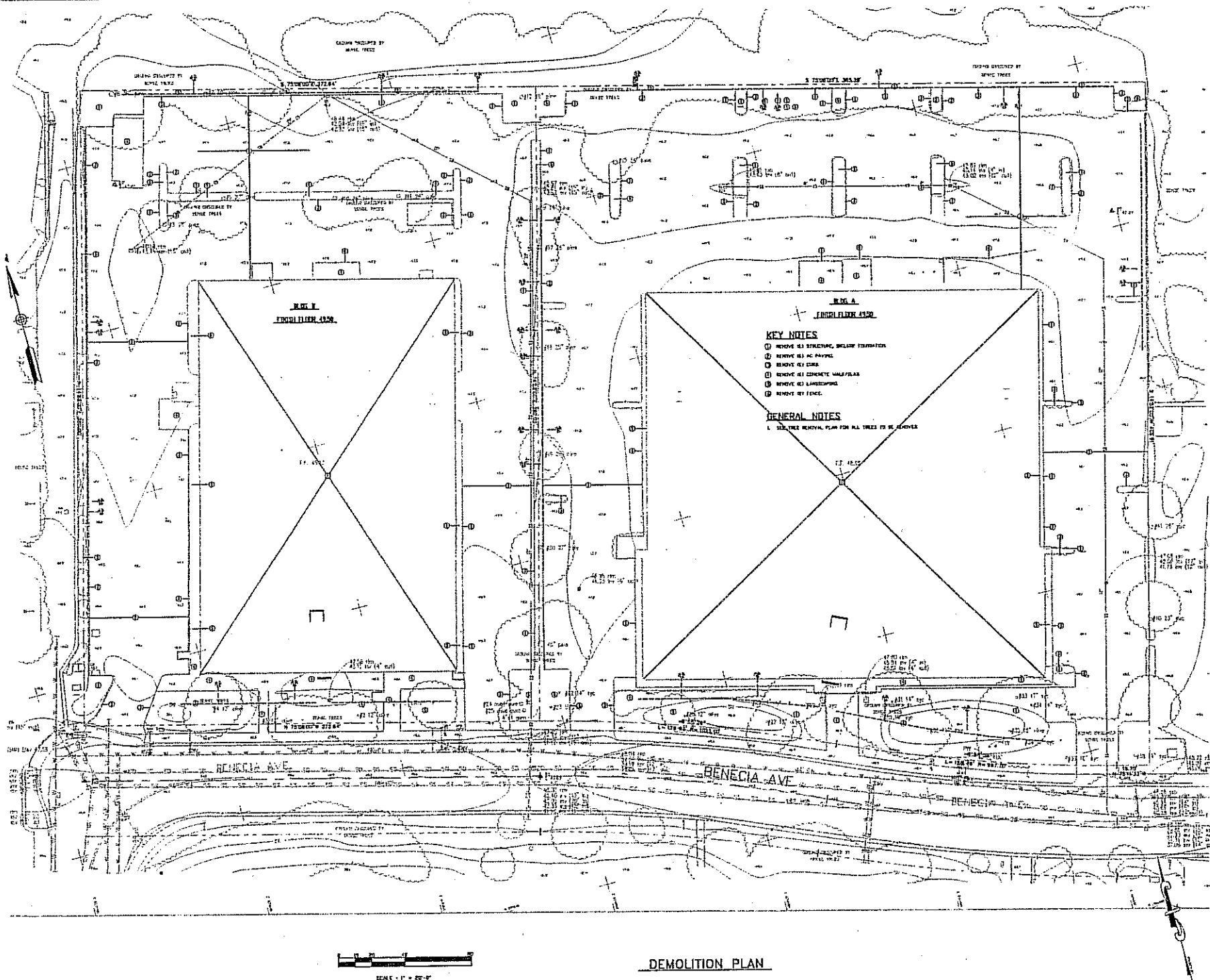
STORMWATER MANAGEMENT

PLAN

Project Number 200105/0615
Date 06-15-2006
Scale AS SHOWN

CDP RIGHT 2005 C2.2

STORMWATER MANAGEMENT PLAN



DEMOLITION PLAN

HOOVER ASSOCIATES



Architecture
Planning
Interiors

1900 Embury Road
Suite #200
Palo Alto, California 94303
650-327-7400
Fax 650-858-4811

STEVEN HAKASHIMA
Principal
1400 AVENUE
LOS ALTOS, CA 94024
Phone 650-941-9718
Fax 650-941-9719



Issues and Revisions		
No.	Date	Issues and Revisions By
01	08/15/08	PLANNING SUBMITTAL 241
02	07/21/08	PLANNING SUBMITTAL 241

OFFICE COMPLEX
975/ 995 BENECIA AVE

Sunnyvale, California
PEERY-ARRILLAGA


DEMOLITION PLAN

Project Number 2003.00/0815
Date 08-15-2008
Scale AS SHOWN

© COPYRIGHT 2008 D1.1



MEMORANDUM

Date: June 19, 2006
To: Mr. Lee Ashby, Hoover Associates
From: Fred Choa, P.E. Fehr & Peers Associates 
Subject: ***Elements for 975 & 995 Benicia Avenue Office Project
Travel Demand Management Plan***

RS06-2315

This memorandum responds to the City of Sunnyvale's request for a Travel Demand Management (TDM) Plan for the proposed 975 & 995 Benicia Avenue Office Project in Sunnyvale, California. The Proposed Project is comprised of demolishing 92,700 square feet of existing building area and construction of 113,200 square feet of new building area. This memorandum includes the following elements:

- Description of general categories of TDM measures
- Effectiveness of TDM measures
- List of potential TDM measures that could be applied
- Recommended TDM measures for the Benicia Avenue Office Project

Materials that we used to prepare this TDM Plan include documentation regarding the effectiveness of TDM measures as estimated by national research and excerpts from the TDM manual for the City of Sunnyvale. The City's TDM manual is known as the *Transportation Demand Management Tool Kit: A Guidance Document to Assist Developers in the City of Sunnyvale [to] prepare, implement, and monitor the success of TDM Plans and Programs*.

Description of General Categories of TDM Programs and Measures

Most TDM measures fall into five general categories or programs. These categories include:

- Carpool/Vanpool Program
- Transit Subsidy Program
- Parking Program
- Promotional Program
- Alternative Work Schedule/Location Programs

Each category is discussed in further detail below. Please note that a successful TDM program combines measures from several programs.

Carpool/Vanpool Programs

The following text is a description of a carpool from the Sunnyvale TDM manual.

A carpool is two to six people sharing a ride in an automobile. The most common carpool approach is rotating automobile use among carpoolers with no exchange of money. Another method is a carpool group using one car and sharing commuter expenses. Either way, the driver of the carpool has the vehicle available for personal or company use during the workday. Carpooling reduces the cost of commuting and provides a stress-free ride to and from work for non-drivers.

The main impediment to carpooling program is convincing employees to carpool and arranging carpools. Incentives to carpool can be provided through allocating preferential parking or by discounting the cost of parking for carpoolers. These measures are discussed further in subsequent sections. Arranging carpools, which entail matching riders with similar home locations, can either be done by an employer formally or through regional agencies such as Rides for Bay Area Commuters. This non-profit agency maintains lists of persons interested in a carpool.

Vanpooling is similar to carpooling but generally involve a larger number of persons. A description of a vanpool is provided below:

Vanpools operate like a mini-transit service, with an organized route, schedule and passenger fare charges. Vanpools typically are comprised of 7 to 15 people. Fares depend on the commute distance, the total number of riders, the type of van, company-provided equipment, and incentives and subsidies. Vanpools can be set up by individual employees or by the employer (*Sunnyvale TDM Manual*).

Depending on the actual arrangement, the employer may choose to partially or fully subsidize the vanpool. Rides for Bay Area Commuters will also provide assistance in establishing and operating a vanpool.

Transit Programs

One of the most common TDM programs is a transit program, by which employers facilitate the use of transit by their employees. This facilitation can include subsidizing transit passes, providing transit passes on-site, and providing connecting service (via shuttles) to the nearest transit stop or station.

Two available transit pass programs include Commuter Checks (tax-free vouchers employees can use to purchase transit passes) and Eco Pass. Based on recent changes to Federal Laws, employers can now provide up to \$100 a month per employee for use in purchasing transit passes. The Santa Clara Valley Transportation Authority (VTA) operates the Eco Pass program for use on both transit and light rail systems. The one limitation on the Eco Pass program is that CalTrain does not participate in this program.

Parking Programs

Parking programs seek to encourage the use of alternative modes by providing preferential parking for carpoolers and vanpoolers or by charging employees to use available parking spaces.

Through a preferential parking system, carpoolers or vanpoolers are provided with closest spaces to the facility to shorten their walk. This measure is generally most effective in developments with large surface

parking areas. Carpoolers are provided with spaces directly adjacent to the various office buildings. Drivers of non-carpool vehicles are required to park farther from the office building main entrance.

Another parking related measure is for an employer to explicitly charge employees to park on-site. By charging the employee to park on a monthly or daily basis, the driver may be dissuaded from driving and could shift to an alternate mode. Historically, charging for parking can have a significant effect on the level of alternative mode usage. Please note that unintended consequences, such as parking to other areas (such as adjacent properties) could result from any program that assessed a parking charge in an area that has historically provided free parking.

Promotional Programs

Promotional programs refer to employer-sponsored initiatives, which educate employees about the availability of alternative modes and the benefits of these modes. The Santa Clara VTA includes a Guaranteed Ride Home in the Eco Pass program. Promotional programs might include:

- Transportation Fairs
- TDM Coordinator
- Flyers, Posters, and Newsletter Articles
- Commuter Information Center
- Guide to Transit Services
- Transit Field Trip
- Guaranteed Ride Home

One of the most useful measures is the Guaranteed Ride Home, which is described in detail below.

Many commuters will not rideshare [or use transit] because they may have to work unexpected overtime or fear not being able to get home in an emergency. By offering a guaranteed ride home to ridesharing employees, you can eliminate that barrier. Any employer can set up a guaranteed ride home component whether it is a formal program utilizing transportation service providers (taxi or rental car) or an informal policy using company vehicles and / or designated employees providing rides home in an emergency situation (*Sunnyvale TDM Manual*).

Alternative Work Schedule/Location Programs

Alternative work schedule programs include the following measures:

- Flextime- Workers report within varying windows rather than set times
- Staggered Work Hours- Employees arrive in shifts rather than all arriving at once
- Compressed Work Week- Employees have the option of working four-day weeks or longer hours. For example, the City of Palo Alto allows its employees to work 9 days over a two-week period with an alternating day off during the week.
- Telecommuting- Employees may choose to work at home several days a week
- Satellite Work Locations- Employees may work at a satellite office with phone/ computer access.

Please note that flexible work hours and locations are not suited for all profession and employment locations.

Effectiveness of TDM Measures

The Institute of Transportation Engineers (ITE) published a review of information regarding the effectiveness of TDM measures in the *Trip Generation Handbook: An ITE Recommended Practice*. This review concluded the following:

- Support measures, such as transportation coordinators, flexible work hours, and other promotional activities had no measurable impact on the number of vehicles used by commuters. But it has been shown to reduce a.m. and p.m. peak hour vehicle trip generation by providing opportunities to arrive earlier than a.m. peak and depart later than p.m. peak hours (5 to 15 percent reduction)
- Transportation services, such as vanpools, guaranteed ride-home programs, and shuttle buses had a noticeable impact on number of vehicles used by commuters (8 percent reduction)
- Economic incentives including transit subsidies and transportation allowances also had a significant impact on the number of vehicles used by commuters (16 percent reduction)

This study also concluded that combining transportation services and economic incentives generated the most significant reduction in the number of commuter vehicles (24 percent). Based on this information, it would be beneficial to include a variety of measures including both transportation services and economic incentives.

List of Potential TDM Measures

Based on the above information, the following items could be incorporated into a TDM program for the proposed Benicia Avenue Office Project.

- Establish employee carpools and vanpools
- Provide transit subsidies through commuter checks
- Enroll your facility in the Eco Pass program
- Provide transit shuttle services
- Provide preferential parking for carpools and vanpools
- Charge employees to parking on-site
- Charge visitors to park on-site
- Identify a TDM coordinator
- Establish a Guaranteed Ride Home Program
- Flexible work hours

Recommended Measures for the 975 and 995 Benicia Avenue Office Project

Our recommendations for TDM measures at your Sunnyvale Office Project are based on the following project characteristics and design elements:

- Employees will arrive and depart during traditional commute hours;
- Employees will likely use transit if convenient and available;
- Shower facilities are being provided at each building;
- 14 bicycled lockers and 5 bicycle racks are being provided.

Based on these Fehr & Peers recommends the following measures for use in a TDM plan, which would reduce the reliance on the single occupant vehicle and improve traffic operations in the area.

Identify a TDM Coordinator: Most TDM programs include the designation of a TDM coordinator. This coordinator can have a variety of roles including providing information on available transit options, arranging carpools, dispensing transit passes or Commuter Checks, and overseeing the operation of the Guaranteed Ride Home Program.

Institute Promotional Programs: Implement educational and promotional programs involving all employees with these efforts supervised by the TDM coordinator.

Promotional programs refer to employer-sponsored initiatives, which educate employees about the availability of alternative modes and the benefits of these modes. Promotional programs might include:

- Guaranteed Ride Home
- TDM Coordinator
- Flyers, Posters, and Newsletter Articles
- Commuter Information Center
- Guide to Transit Services
- Transportation Fairs
- Transit Field Trip

Operate a Guaranteed Ride Home Program: Concerns about occasional disruptions such as unexpected overtime requests, illness of a child or relative, and other emergency situations can often dissuade an employee from choosing an alternative transportation mode. This Guaranteed Ride Home could be provided through several methods including rental car reimbursement, prepaid taxi vouchers, and providing the use of the shuttle bus in an emergency situation.

Carpool / Vanpool Programs: Coordinate carpools and vanpools among employees and provide preferential parking for carpool and vanpool participants. A carpool is two to six people sharing a ride in an automobile. The most common carpool approach is rotating automobile use among carpoolers with no exchange of money. Another method is a carpool group using one car and sharing commuter expenses. Either way, the driver of the carpool has the vehicle available for personal or company use during the workday. Carpooling reduces the cost of commuting and provides a stress-free ride to and from work for non-drivers.

Vanpools operate like a mini-transit service, with an organized route, schedule and passenger fare charges. Vanpools typically are comprised of 7 to 15 people. Fares depend on the commute distance, the total number of riders, the type of van, company-provided equipment, and incentives and subsidies. Vanpools can be set up by individual employees or by the employer

Parking Programs Parking programs seek to encourage the use of alternative modes by providing preferential parking for carpoolers and vanpoolers or by charging employees to use available parking spaces. Through a preferential parking system, carpoolers or vanpoolers are provided with closest spaces to the facility to shorten their walk. Drivers of non-carpool vehicles are forced to park farther from the office building main entrance.

Mr. Lee Ashby
June 19, 2006
Page 6 of 6



Encourage Alternative / Flexible Work Schedules: Based on research conducted by the Institute of Transportation Engineers, implementation of alternative or flexible work hours by tenants would result in a reduction of vehicle trips during the traditional morning and evening commute periods. Alternative work schedule programs include the following measures:

- Flextime- Workers report within varying windows rather than set times
- Staggered Work Hours- Employees arrive in shifts rather than all arriving at once
- Compressed Work Week- Employees have the option of working four-day weeks or longer hours. For example, the City of Palo Alto allows its employees to work 9 days over a two-week period with an alternating day off during the week.
- Telecommuting- Employees may choose to work at home one or more days a week
- Satellite Work-Locations- Employees may work at a satellite office closer to their residence with phone and computer access.